

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for January 7, 2004 PLANNING COMMISSION MEETING

P.A.S.: Waiver #03015

PROPOSAL: Waive the requirement for public water mains and public sanitary sewer mains associated with Christensen Addition Final Plat # 03040.

LOCATION: Folsom St. between W. Pioneers Blvd. and W. Old Cheney Rd.

LAND AREA: 37.86 acres

CONCLUSION: The purpose of the plat associated with this waiver is to adjust the lot line between the two existing lots. There are no public utilities in Folsom St. or S.W. 12th St. The plat is outside the city limits and the existing house is served by a well and septic system. To require public water and sanitary sewer when no additional lots are created would result in actual difficulties or substantial hardship.

RECOMMENDATION:

Waiver to construction of a public water main	Approval
Waiver to construction of a public sanitary sewer main	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 27 & 28 Irregular Tracts located in the NW 1/4 of Section 10, Township 9 N, Range 6 E of the 6th P.M. Lancaster County, Nebraska.

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Single family dwelling and open space.

SURROUNDING LAND USE AND ZONING:

North:	AG	Agriculture and one single family house
South:	AG	Agriculture and single family houses
East:	AG	Agriculture
West:	AG	Agriculture

HISTORY:

September 25, 2003 Christensen Addition Final Plat 03040 was submitted to Planning Department.

UTILITIES: The area is served by septic systems and wells.

TRAFFIC ANALYSIS: Folsom St. and S.W. 12th St. are classified as minor arterials in the 2025 Comprehensive Plan.

ANALYSIS:

1. This request is to waive water mains and sanitary sewer associated with an administrative final plat. (Sec. 26.27.030 & 26.27.040) The plat does not create any additional lots, it only moves the lot line separating the two existing lots.
2. This application is in association with Christensen Addition Final Plat #03040.
3. The area has one existing house. The house is served by septic system and a private water well.
4. Whenever property is subdivided, the new subdivision must meet the requirements of the subdivision ordinance, however waivers may be granted when justified. Because this plat is only changing lot lines, planning staff recommends approval of the waivers at this time.
5. The City is working on extending the public water main to W. Calvert St & S. Folsom St. approximately one and one-half miles away. The water main is expected to be completed by July 2004. The closest public sanitary sewer main is approximately one mile away.
6. Public Works & Utilities Department does not object to the waivers.
7. The proposed waivers, if approved, only apply to the associated final plat and cannot be transferred to any subsequent plats.

Prepared by:

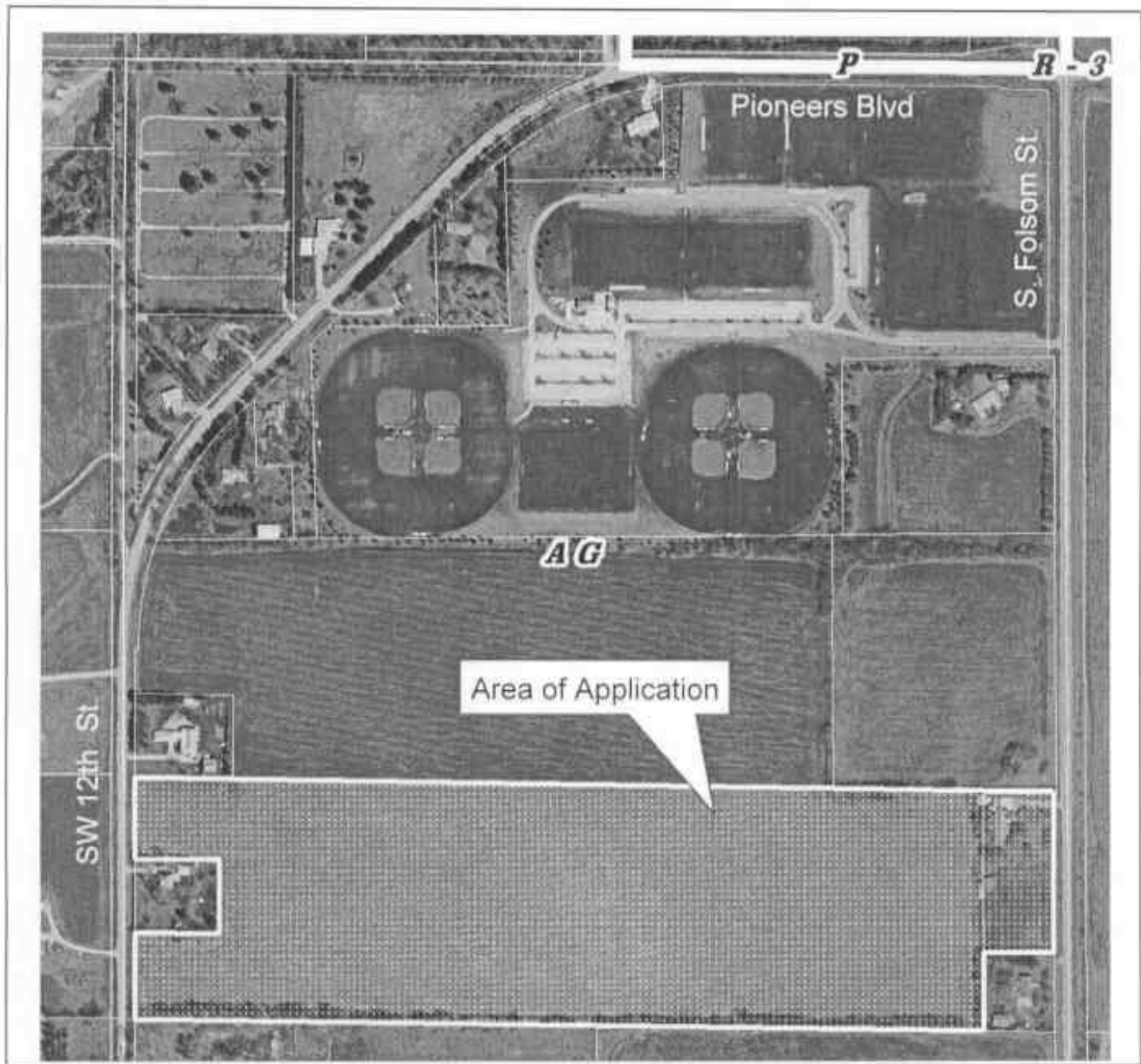
Tom Cajka
Planner

DATE: December 16, 2003

APPLICANT: Janice Christensen
7021 50th Ave.
Kenosha, WI 53142
(267) 697-0963

OWNER: same as applicant

CONTACT: Janis Lipins
2126 S. 49th St.
Lincoln, NE 68506
(402) 560-6222



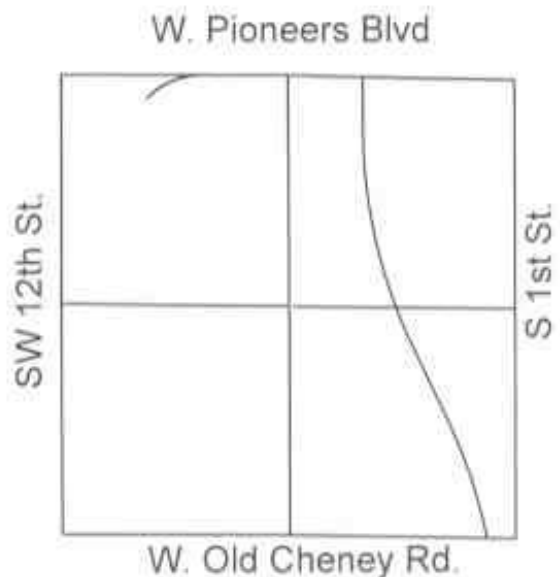
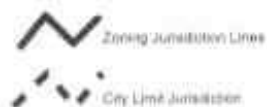
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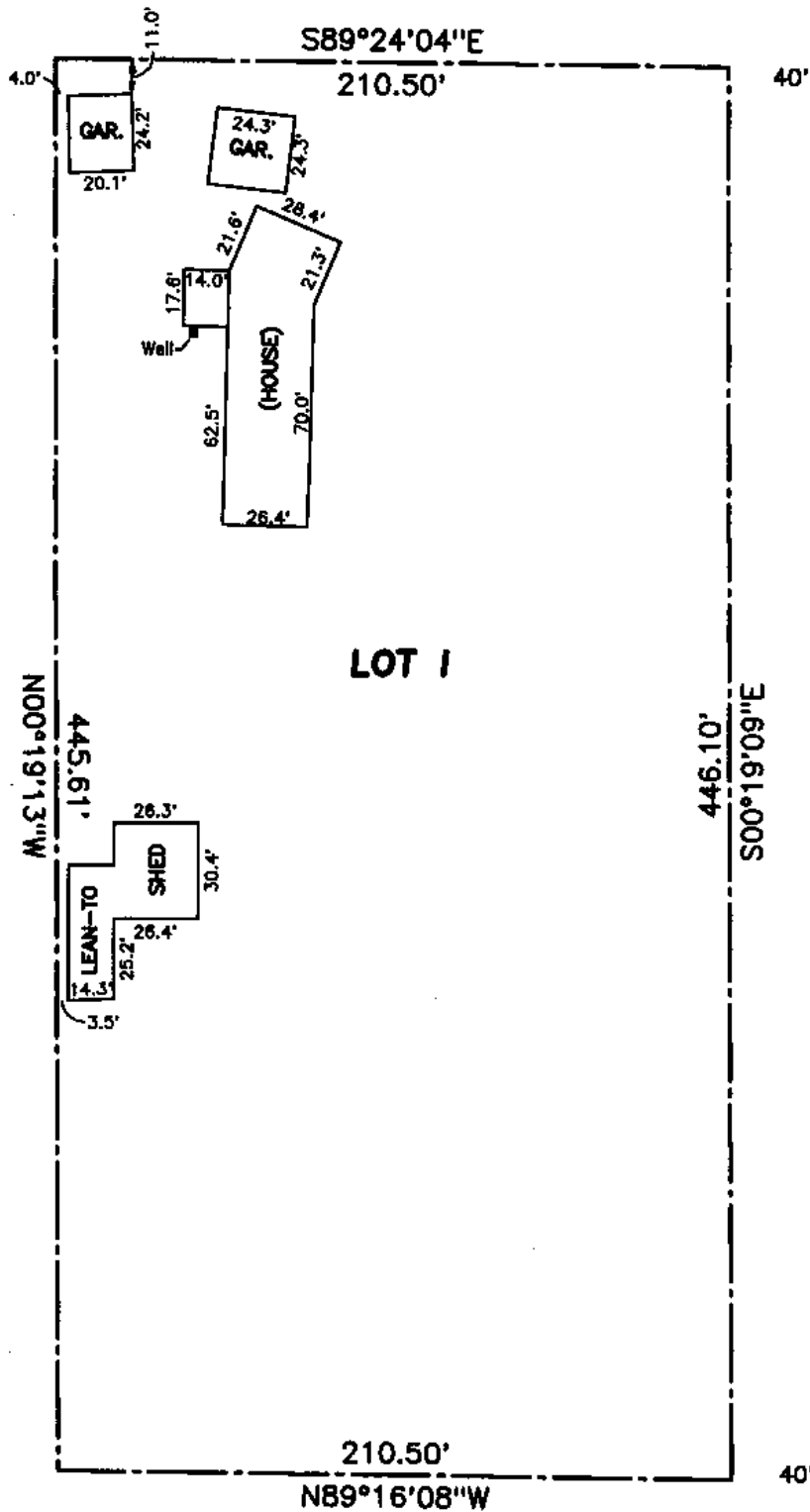
Waiver #03015 Pioneers & Folsom

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

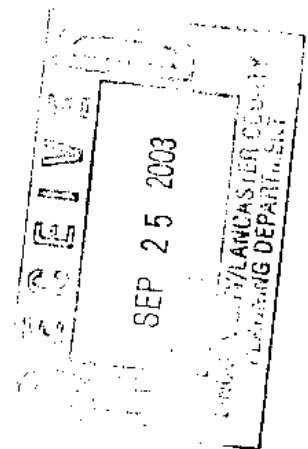
One Square Mile
Sec. 10 T9N R6E





SCALE: 1" = 60'

FOLSOM STREET



Memorandum

To:	Tom Cajka, Planning Department
From:	Charles W. Baker, Public Works and Utilities
Subject:	Christensen Addition Waivers
Date:	December 3, 2003
cc:	Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request to waive the Sanitary Sewer and Water Main requirements for Christensen Addition located between Southwest 12th and Folsom Streets, 3/4 miles south of Pioneer Boulevard. Public Works has no objection to the requested waivers. Public Works also has the following comments:

- Christensen Addition is a previously used addition name.
- The submitted plat west street name is Southwest 12th Street not Southwest 27th Street.
- The current Comprehensive Plan requires 120' right-of-way on Southwest 12th and on Folsom Streets.